

CONCORD CITY COUNCIL
WORK SESSION
SEPTEMBER 7, 2021

The City Council for the City of Concord, North Carolina, held a work session on September 7, 2021, at 4:00 p.m. with Mayor William C. Dusch presiding.

Council members were present as follows:

Members Present:

Mayor Pro-Tem Terry L. Crawford
Council Member W. Brian King
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Jennifer Parsley-Hubbard

Members Absent:

Council Member Andy Langford
Council Member John A. Sweat, Jr.

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Department Directors

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The following agenda was presented for discussion:

A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member King to add a Presentation of a proclamation recognizing the week of September 17-23, 2021 as Constitution Week—the vote: all aye.

Presentations:

Presentation of retirement plaque to Master Police Officer Christopher Carter for over 16 years of service with the City of Concord Police Department.

Presentation of a retirement plaque to Darrel Burris for over 23 years of service with the City of Concord-Padgett Regional Airport.

Presentation of retirement plaque to Rodney D. Smith for over 25 years of service with the City of Concord Parks and Recreation Department.

Presentation of a proclamation recognizing the week of September 17-23, 2021 as Constitution Week.

Public Hearings:

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 to consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to STERIS Instrument Management Services, Inc to locate at 7885 Poplar Tent Rd, Concord, NC.

The Cabarrus Economic Development Corporation Recruitment Project Manager, Samantha Grass, stated STERIS Corp. proposes to develop a 35,000 SF surgical instrument processing facility at 7885 Poplar Tent Road with an estimated total investment of approximately \$19,950,000 in real and personal property. STERIS plans to create 121 new full time jobs over five years with an average wage of \$51,458. The total

value of the City's three year grant is estimated to equal \$226,267 dependent on the actual investment.

Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 to consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to MHS Travel and Charter, Inc to locate at 9000 Aviation Blvd, Concord, NC.

Ms. Grass stated MHS Travel and Charter proposes to develop an airport hangar and office facility at 9000 Aviation Blvd in Concord at an estimated investment of \$15.5 million. Additionally, the Project would locate \$80 million worth of aircraft in the facility, with a Company commitment to have those aircraft located there each year for local property-tax assessment. The Project represents an estimated total investment of approximately \$95,500,000 in real and personal property. MHS Travel and Charter plans to create 12 new full time jobs with an average wage of \$125,000 per year. The total value of the City's three year grant is estimated to equal \$1,168,920 dependent on the actual investment.

Conduct a public hearing and consider adopting an ordinance annexing +/-49.91 acres of property located on the north and south sides of Goodman Road (100, 200, 251, 283, and 293 Goodman Rd) owned by CK Afton Ridge Land, LLC.

The Planning and Neighborhood Development Services Manager, Starla Rogers, stated the request is for voluntary annexation of +/- 49.91 acres of property located on the north and south sides of Goodman Rd (generally 100, 200, 251, 283, 293 Goodman Rd). If annexation is approved, the petitioner intends to apply for the I-1 (Light Industrial) zoning classification and a Special Use Permit to allow distribution.

Council Member McKenzie asked if staff was recommending the request be approved. The Planning and Neighborhood Development Services Manager stated staff discussed the request and feels it is consistent with the surrounding area.

Presentations of Petitions and Requests:

Consider approving the purchase of 30 Fennix Drive, 327 Howerton Avenue, NC and 20 Swink St, SW from Murdock Holdings, LLC in the amount of \$48,000 using City Affordable Housing funds.

The Planning and Neighborhood Development Services Deputy Director, Kevin Ashley, stated in mid-2020, staff was contacted by a representative for Murdock Holdings seeking the City's interest in possible acquisition of unused parcels. Staff evaluated the lots and identified the following vacant parcels as buildable lots: 30 Fenix Drive, 327 Howerton Avenue NW, and 20 Swink Street SW. An offer, contingent on Council approval, has been made and accepted by Murdock Holdings, LLC in the amount of \$48,000 which is the total tax value of all properties.

Consider awarding a bid to NC Quality Home Builders in the amount of \$295,440 to renovate the former Fire Station 10 modular unit to a duplex unit to be located at 471 Old Charlotte Rd.

The Planning and Neighborhood Development Services Deputy Director stated the modular unit was moved to 471 Old Charlotte Road and will be repurposed into a duplex consisting of two bedrooms and one bath each. Two rounds of bids were solicited for this project. A total of six contractors received invitations to bid for each round. NC Quality Home Builders was the lowest responsible bidder in the amount of \$295,440. If approved, the City's Affordable Housing funds would be used for the purchase.

Consider authorizing the City Manager to extend the current fuel agreement term with World Fuel Services an additional 5 years until June 30, 2030.

The Aviation Director, Dirk Vanderleest, stated the current fuel agreement with World Fuel Services is set to expire on June 30, 2025. This extension is to add 5 years, making the proposed extension expiration June 30, 2030. He also stated World Fuel has been the Concord-Padgett Regional Airport's fuel supplier for 13 years.

Consider awarding a bid to Mugo Gravel and Grading, Inc for site work and grading at 2640 Concord Parkway, S for the purpose of the future construction of Substation T.

The Electric Systems Director, Alex Burris, stated Substation T will be a 6 circuit distribution voltage station serving the Boots Mead, Concord Farms Rd and George Liles Parkway areas. Civil engineering was completed and formal bids were received on August 12, 2021, with five respondents submitting proposals. The lowest bidder, Mugo Gravel And Grading Inc., at \$322,500, was determined to be a responsible and responsive bidder. They have completed, or are in progress, on several projects throughout the region. Upon completion of a contract, the work is expected to take 150 days to complete.

Consider authorizing the City Manager to negotiate an addendum to the contract with MetCon, Inc for design build services for the Electric Operations Center.

The Electric Systems Director stated design/engineering efforts for the site work, consisting of all grading and retaining wall construction, has reached completion. MetCon has retained sub-contractors and produced a guaranteed maximum price (GMP) of \$5,633,053 for site-work. The GMP will cover all work to prepare the site for future construction of the structures and paving

Consider approving the Parks and Recreation Department to apply for up to \$110,000 of the 2021 Regional Trail Implementation Grants from Carolina Thread Trail for funding assistance for the development of Irish Buffalo Creek Greenway through Caldwell Park.

The Parks and Recreation Deputy Director, Shelia Lowry, stated Carolina Thread Trail Implementation Grants are available to assist with funding for trail construction, trail design and acquisition. The Irish Buffalo Creek Corridor is identified as a key priority corridor and one of the main spines for the Carolina Thread Trail for greenway trail development. She further stated a match is not required for this grant.

Consider authorizing the City Manager to negotiate and execute a contract with Musco Sports Lighting, LLC for the purchase and installation of Green Generation Lighting fixtures and new poles at the Beverly Hills Tennis Courts located in the Beverly Hills Park.

The Parks and Recreation Director, Bob Dowless, stated the project includes the installation of light fixtures on 4 new pre-cast concrete bases, galvanized steel poles, and lighting equipment at Beverly Hills tennis courts. He stated the wooden poles are over 32 years old and are being replaced due to safety concerns identified in our pole inspections. She further stated the new lights will work with the existing Remote Equipment Controllers. The on-field Performance-Light levels are guaranteed for 25 years with the LED solution. The LED proposal covers all maintenance for 25 years.

Consider authorizing the City Manager to negotiate and execute a contract with Musco Sports Lighting, LLC for the purchase and installation of Green Generation Lighting fixtures on 5 existing poles at Bernie Field located at the Hartsell Ballfield Complex.

The Parks and Recreation Director stated this project includes the installation of light fixtures on the 5 existing pre-cast concrete bases, galvanized steel poles at the Bernie ballfield.

Consider authorizing the City Manager to negotiate and execute a contract with Ike's Construction, Inc for the construction of the Coddle Creek Greenway-Afton Run phase.

The Engineering Deputy Director, Rick Blat, stated the project is the initial phase of the proposed Coddle Creek Greenway that will eventually provide connectivity between the Afton Village YMCA, Dorton Park, Poplar Tent Road, Weddington Rd. and George Liles Blvd. The project was bid under the formal bidding process. Bids were taken on August 24, 2021 and five (5) bids were received. The lowest responsible bidder was Ike's Construction, Inc., in the amount of \$553,875.30. The bid amount is under the budgeted amount of \$598,845.

Consider a Preliminary Application from Kathy Coley.

The Engineering Director, Sue Hyde, stated the property is located at 2536 Miami Church Road. The parcel is developed with a single family home and zoned LDR. Sewer is not available to the parcel.

Consider a Preliminary Application from Tommy Fisher.

The Engineering Director stated property is located at 133 Odell School Road. The property is currently zoned CR and developed with a single family home but the owner intends to construct a 6,000 sf dance studio on the property. There is not public sanitary sewer service available to this property. The owner is working with Cabarrus Health Alliance for a septic permit. She also stated staff is recommending the owner proceed to the final application phase including annexation.

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Following a 15 minute recess, the meeting reconvened for the purpose of conducting the Project Update Meeting.

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City of Concord Project Update Meeting

The purpose of this meeting is to give staff the opportunity to provide the Council brief updates on each ongoing project in their divisions.

1. Electric

Electric Systems Director, Alex Burris, provided updates on the following projects:

- New Delivery 4 and Substation Q
- Delivery 5 and Substation N
- Delivery 6 and Substation P
- Substations T and V
- New Electric Operations Center
- New Fiber Installations/Electric Infrastructure

2. Aviation

Aviation Director, Dirk Vanderleest, provided updates on the following projects:

- Airport Capital Improvement Program
- Remote Tower Project
- Airline Service(s)

3. Water Resources

Water Resources Director, Jeff Corley, provided updates on the following projects:

- Glenn Eagle Culver
- Water Treatment Plant Projects
 - Basin Upgrades
 - Granular Activated Carbon (GAC) Filter Installation
- Hwy 49 Water Line
- General Services Drive Water Extension
- Booster Pump Station Expansion
- Albemarle Water Supply Study
- Grounds at Concord Sewer Extension Project

4. Planning

Planning and Neighborhood Services Deputy Director, Kevin Ashley, provided updates on the following projects:

- 2030 Land Use Plan
- Union Street Streetscape Design
- Weddington Road Corridor Plan
- Use of \$0.01 affordable / workforce housing funds

5. Police

The Police Chief, Gary Gacek, provided updates on the following projects:

- CALEA
- Fallen Officer Memorial

6. Fire

Fire Chief, Jake Williams, provided updates on the following projects:

- Fire Station 10
- Fire Station 12
- Fire Station 6

7. Parks and Recreation

Parks and Recreation Director, Bob Dowless, provided updates on the following projects:

- Greenway Land Acquisition
 - Use of \$0.01 parks/recreation funds
- Master Plan updates (Hartsell, Academy-Gibson, and Flowe)
- Jim Ramseur Park
- Mountain Bike Trail
- Terraced Garden - David Phillips Activity Center

8. Transportation

The Transportation Director, Phillip Graham, provided updates for the following projects:

- Project Fund Financial Update
- Overall Project Summary
- List of Completed Projects from FY21
- Concrete Road Rehabilitation
 - Use of \$0.005 transportation funds
- PIP Project Update (Glenn, Crowell, Cedar and Elm)
- Downtown Mast Arm Signal Replacements (Union at Cabarrus and Union at Corban)
- Brookwood Avenue Enhancements (NC-3 to Church with complete street typical and greenway tunnel)
- Old Charlotte Road and Swink Street Sidewalk Project
- Derita Road Project (U-4910 A&B)
- Derita Road Project (U-6032 Concord Mills to Derita)
- Concord Mills Blvd Fly Over (U5806)
- Bruton Smith Blvd Pedestrian Project (EB-5732)
- Weddington Road at Bruton Smith Blvd Improvements
- US 601 at Flowes Store Road Improvements
- U5956 – Rock Hill Church Road / Union Cemetery Road Realignment
- US-29 Access Management Project from Rock Hill Church Road to Concord Commons (will be added to project scope)
- Poplar Tent at Harris Road Intersection
- Poplar Tent Widening from US-29 to Derita Rd (U-3415 A&B)
- Poplar Tent Widening from Derita to NC-73 (U6029)
- Poplar Tent / Rock Hill Church Road Intersection Improvement
- George W Liles Pkwy Extension (R-2246) and Stough Rd Bridge Replacement
- NC-73 West from US-29 to Mecklenburg County line
- I-85 Widening and Branding
- Lincoln Street Bridge

- US-29 Bridges at Irish Buffalo
- Old Airport Road Bridge at Cold Water Creek
- Signal System Update – ASTPM System
- Transportation Services Building Renovation

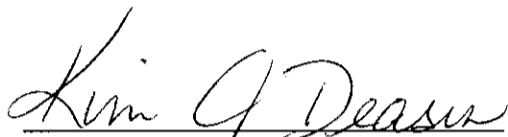
The Mayor and Council thanked the City Manager and staff for the information presented.

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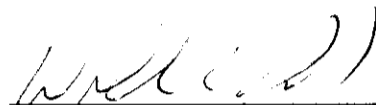
A motion was made by Mayor Pro-Tem Crawford and seconded by Council Member King to cancel the scheduled September 21, 2021 City Council 2nd Work Session—the vote: all aye.

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There being no further business to be discussed, a motion was made by Mayor Pro-Tem Crawford and seconded by Council Member Small to adjourn—the vote: all aye.



Kim J. Deason, City Clerk



William C. Dusch, Mayor